

Sample

Mark-to-Market

Form 4.8

PAE's Notice to Owner of Environmental Issues

(Date)

Project Name: _____

FHA Number: _____

Section 8 Expiration Date: _____

REMS I.D. #: _____

Dear Property Owner:

I have reviewed the Environmental Restrictions Checklist (Form 4.4), completed by (physical inspector), on (property name), FHA No. _____, located in (property location). Inspection of the property identified the following hazard(s):

☐ **Polychlorinated Biphenyls (PCBs):**

No certification that the electric transformers are PCB free was included in the environmental assessment or the physical condition assessment. You must certify that the transformers are labeled as PCB free. If the transformers are not marked, you must contact the local utility company, determine the ownership of the transformer, and obtain a certification from the ownership entity that the transformers are PCB free. If the ownership entity is operating pursuant to the "assumption method," a copy of their Operating and Maintenance plan must be obtained.

☐ **Lead-Based Paint (LBP):**

The subject property was constructed prior to 1978. If the tenants have been notified that lead-based paint may have been used on painted surfaces and the owner can document the notification, testing of surfaces is not required. If the tenants have not received proper notification, testing is required. In either event the owner must submit an Operating and Maintenance plan that addresses the maintenance of all surfaces and training of on-site personnel in accordance with applicable local, State, and Federal laws or regulations. If the restructuring agreement provides for the disturbance of any surface that may contain lead-based paint, the work must be conducted in accordance with applicable local, State, OSHA and Federal laws and regulations.

☐ **Asbestos Containing Materials:**

There is evidence or an indication that the subject property may contain asbestos containing materials. Testing of the surfaces is not required. The owners must submit an Operating and Maintenance plan that addresses the maintenance of all asbestos containing materials and training of on-site personnel in accordance with applicable local, State, and Federal laws or regulations.

The restructuring agreement cannot be executed until the required documentation has been submitted, reviewed and approved. Please contact me if you have any questions at (PAE Phone Number).

Sincerely,

(Name of PAE)